

SITE LOCATION: 509 E. 9th Street**AGENDA ITEM: II.u****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140222****Owner:** Ryan Russell**Applicant:** Same**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Tracts 13A & 14A, Block 226, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1-story 948 square foot residence and 1-story frame garage situated on a 4,400 square foot (100' by 44') lot. The eastern side of the lot is bordered by an alley.

TYPE OF APPROVAL REQUESTED: Alteration – One-story addition to the rear of the existing one-story contributing house.

The applicant proposes to construct a one-story 12' wide by 17'-6" deep addition at the rear wall of the existing house. The proposed eave height and foundation will match existing and the proposed ridge height will be lower than existing.

Project Details:

- **Shape / Mass:** The existing house has a width of 25'-5" and a depth of 33'-5". The existing house has a ridge height of 17'-7".

The proposed addition will be constructed at the rear wall of the existing house. The addition will have a width of 12' and a depth of 17'-6". The addition will be flush with the east elevation. A vertical board will delineate the end of the existing house and the start of the proposed addition. The total width of the house will remain at 25'-5" and have an increased total length of 50'-11".

- **Setbacks:** The existing house has a front (south) setback of 17'; an east side setback of 4.5'; and a rear (north) setback of 51.5'.

In the proposed project, the front (south) setback will remain at 17'; the east side setback will remain at 4.5'; and the rear setback will be 32'.

- **Roof:** The existing house has a composition hipped roof with a pitch of 6:12. The eave height is 10'-6". The roof has an eave overhang of 1'-6" and features exposed rafter tails.

The roof of the proposed addition will be a composition hipped roof with a pitch of 6:12. The addition will have a 10'-6" eave height and a 1'-6" eave overhang, matching the existing.

- **Exterior Materials:** The existing house is clad with wood siding and trim.

The proposed addition will be clad with wood siding and trim to match the existing siding.

- **Windows / Doors:** The existing house features fifteen 1-over-1 double-pane vinyl replacement windows of varying sizes and features two doors, a front door and a rear door. The replacement windows were purchased in 2007. See photos for more detail.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

SITE LOCATION: 509 E. 9th Street**AGENDA ITEM: II.u****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140222**

All the existing windows will be retained. However, several windows will be relocated. On the east elevation, the small center window will be shifted approximately less than a foot to the south and the pair of windows to the north of the center window will be removed and relocated to the rear of the addition. See drawings for more detail.

- Foundation: The existing foundation is comprised of pier and beam. The piers are 1' tall and the finished floor has a height of 2'.

The foundation of the proposed addition will match the pier and beam foundation of the existing house and have 1' tall piers and a 2' finished floor height.

NOTE: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap, must be retained in place, except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures, and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing the materials. A revised COA may be required.

Elevation Details:

- South Elevation (front facing E. 9th Street): The existing front elevation features two bays. The western bay features the clipped gable front porch. The porch is supported by brick piers. A vent is located in the porch gable. Behind the front porch is a single window with shutters and a door. The eastern bay features a pair of windows with shutters. The house is topped by a front facing gable roof with a clipped gable. A vent is located in the house gable. See drawings and photos for more detail.

In the proposed project, the front elevation will not be altered.

- East Elevation (facing side property line): The existing east elevation features the side profile of the front porch followed by a pair of windows, a smaller window, and a second pair of windows. The house is topped by a gabled roof that hips at the rear.

On the proposed east elevation, the smaller center window will be shifted to the south and the rear pair of windows will be removed (to be relocated at the rear). The addition will begin at the rear wall of the existing house and extend 17'-6". A vertical board will delineate the end of the existing structure and the beginning of the addition. The east elevation of the addition will not feature any fenestration. The addition will be topped by a hipped roof. See drawings for more detail.

- West Elevation (facing side property line): The existing west elevation features the side profile of the front porch followed by two pairs of windows. The house is topped by a gabled roof that hips at the rear.

The existing west elevation will not be altered. The proposed addition will be inset along the rear elevation and extend 17'-6" from the rear wall. A single door will be located on the west elevation of the addition. The addition will be topped by a hipped roof. See drawings for more detail.

- North Elevation (facing rear property line): The existing rear elevation of the house features a roughly centered door flanked to the east by a single window and to the west a pair of smaller windows. A hipped roof tops the house at the rear.

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 509 E. 9th Street

AGENDA ITEM: II.u

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140222

The existing western half of the rear elevation will not be altered. The proposed addition will extend from the eastern half of the rear. The addition will be 12' in width. The pair of windows removed from the east elevation will be centered in the rear of the addition. The addition will be topped by a hipped roof. See drawings for more detail.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Houston Heights Historic District South. At the time of the district survey, the 1-story Bungalow-style residence constructed circa 1920 was classified as 'Potentially Contributing' to the district.

Houston Heights, established in 1891 and named for its elevation 23 feet above that of downtown Houston, was one of the earliest planned communities in Texas. It flourished as a distinct municipality until 1918 when it was annexed to the City of Houston. Despite rapid redevelopment in the 20th century, Houston Heights still maintains the feel of a small town with its historic Victorian and bungalow-style homes. Houston Heights Historic Districts West, East and South cover a large portion of the original Houston Heights plat – making Houston Heights the largest historically designated area of the city. The neighborhood boasts many structures designated as City of Houston Historic Landmarks, Recorded Texas Historic Landmarks and/or listed in the National Register of Historic Places. Houston Heights South was designated as a historic district by Houston City Council on June 29th of 2011.

PUBLIC COMMENT:

No public comment received.

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 509 E. 9th Street

AGENDA ITEM: II.u

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140222

APPROVAL CRITERIA**Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

STAFF RECOMMENDATION: Approval of the COA**CERTIFICATE OF APPROPRIATENESS**

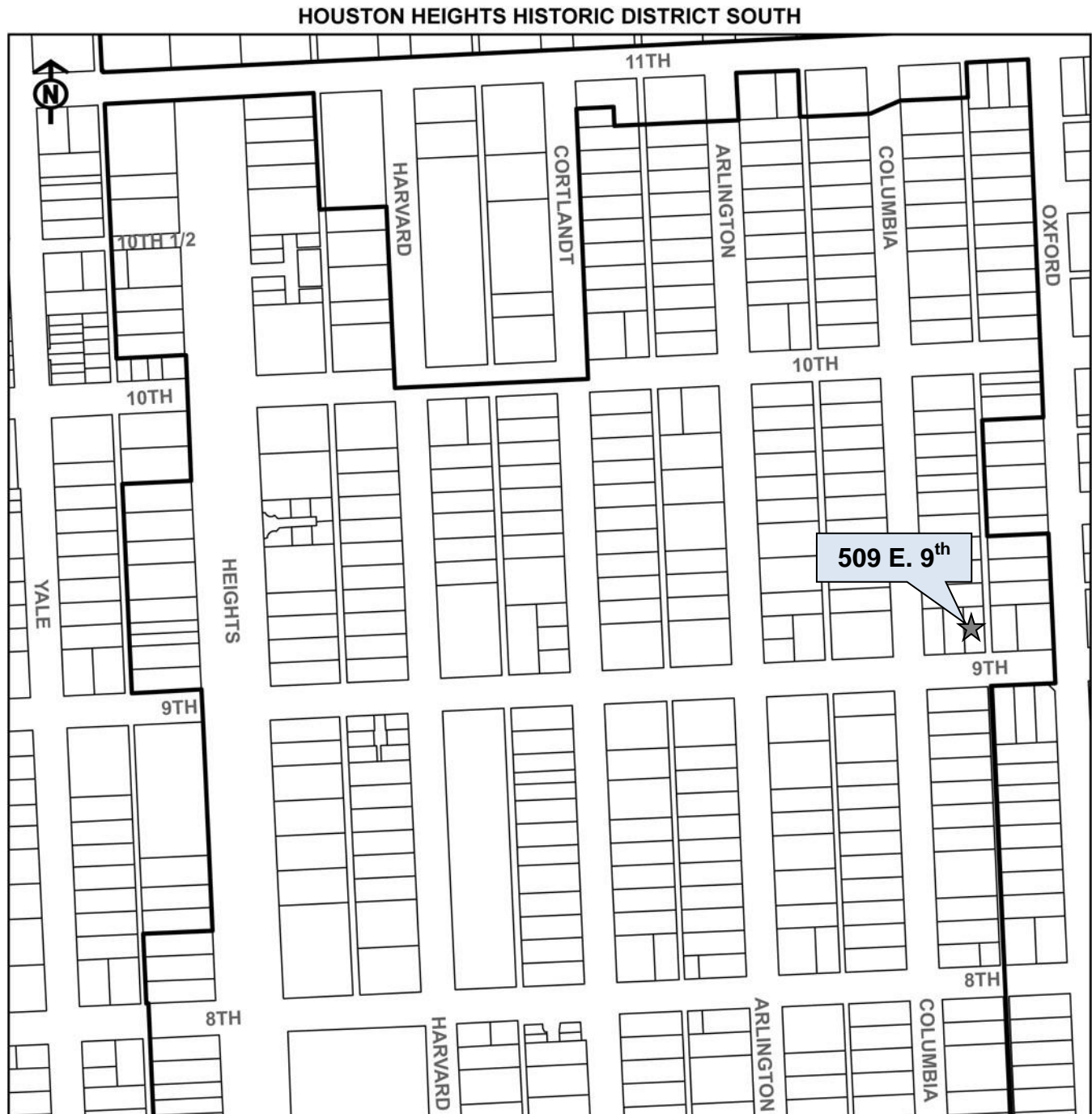
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Site Location Map



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Current Photograph



Photo from Historic District Inventory



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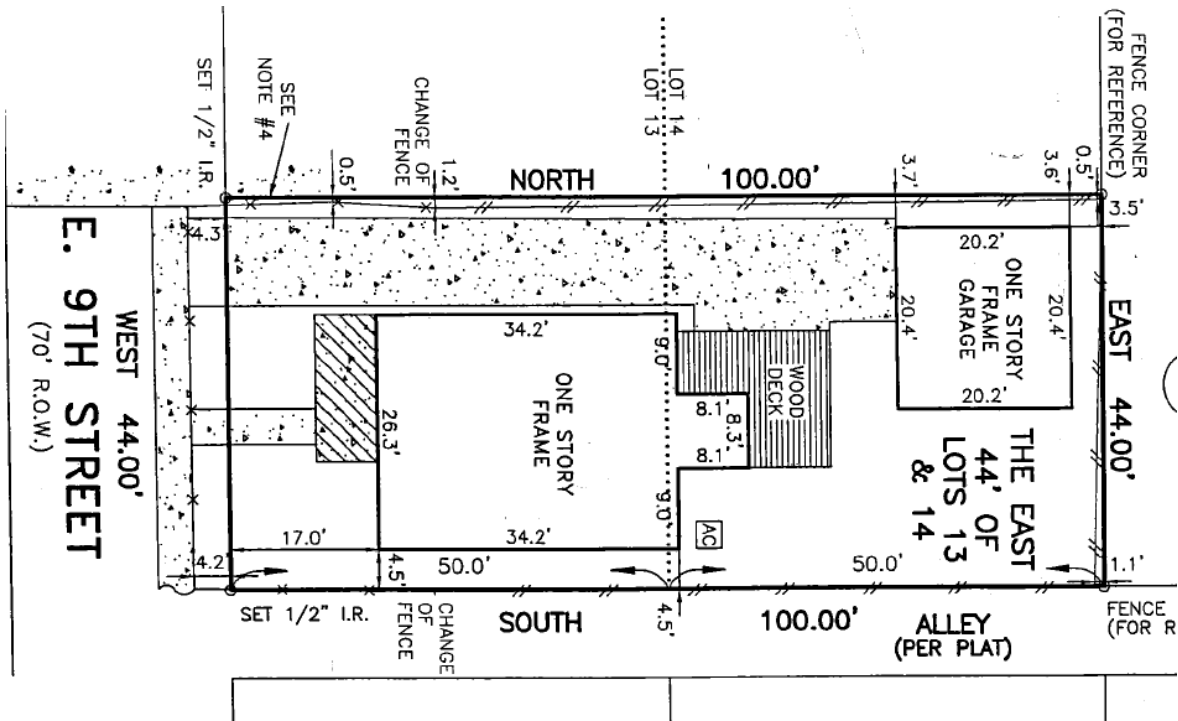
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HPO File No. 140222

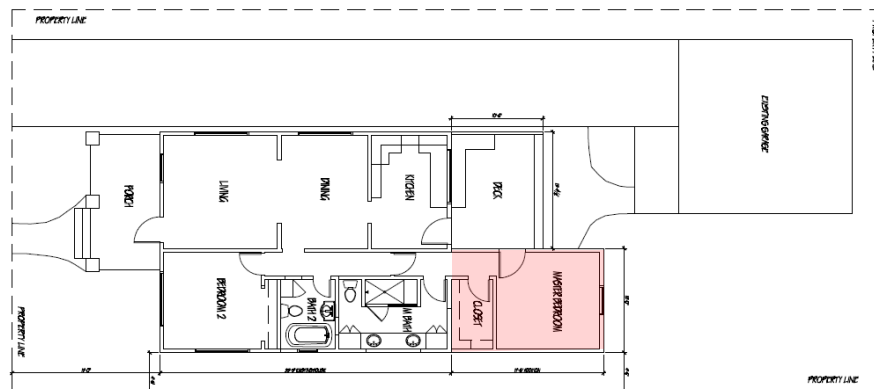


Site Plan

Existing



Proposed



Proposed 1-Story Addition

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AGENDA ITEM: II.u

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140222

South Elevation (front facing E. 9th Street)

Existing



Proposed



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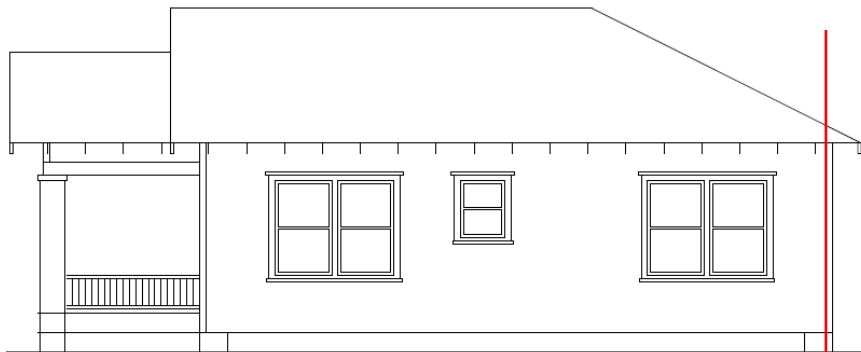
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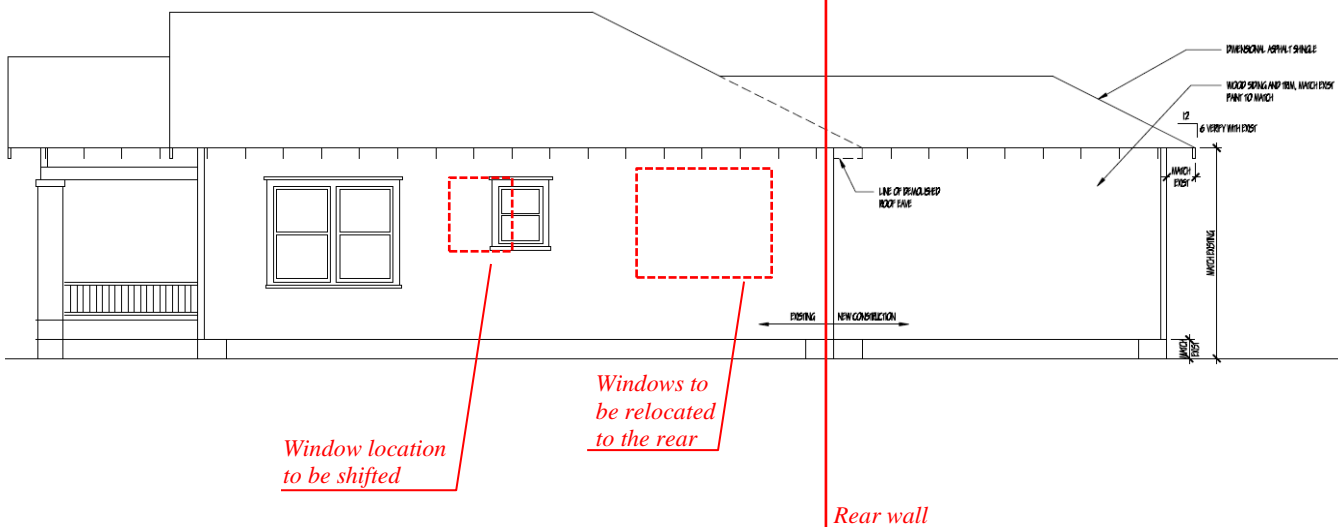
HPO File No. 140222

East Elevation (facing alley)

Existing



Proposed



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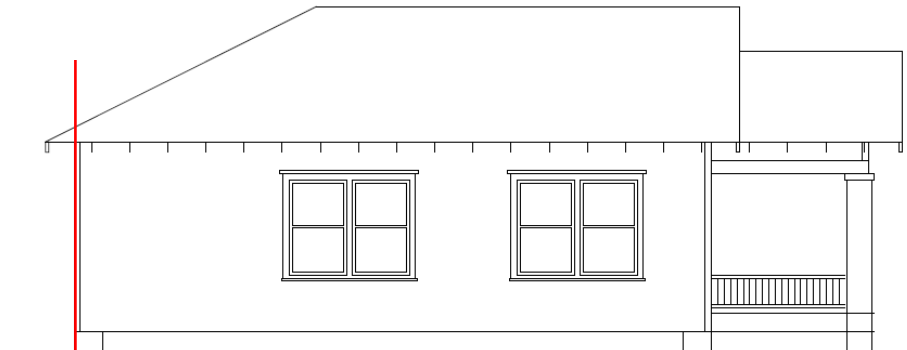
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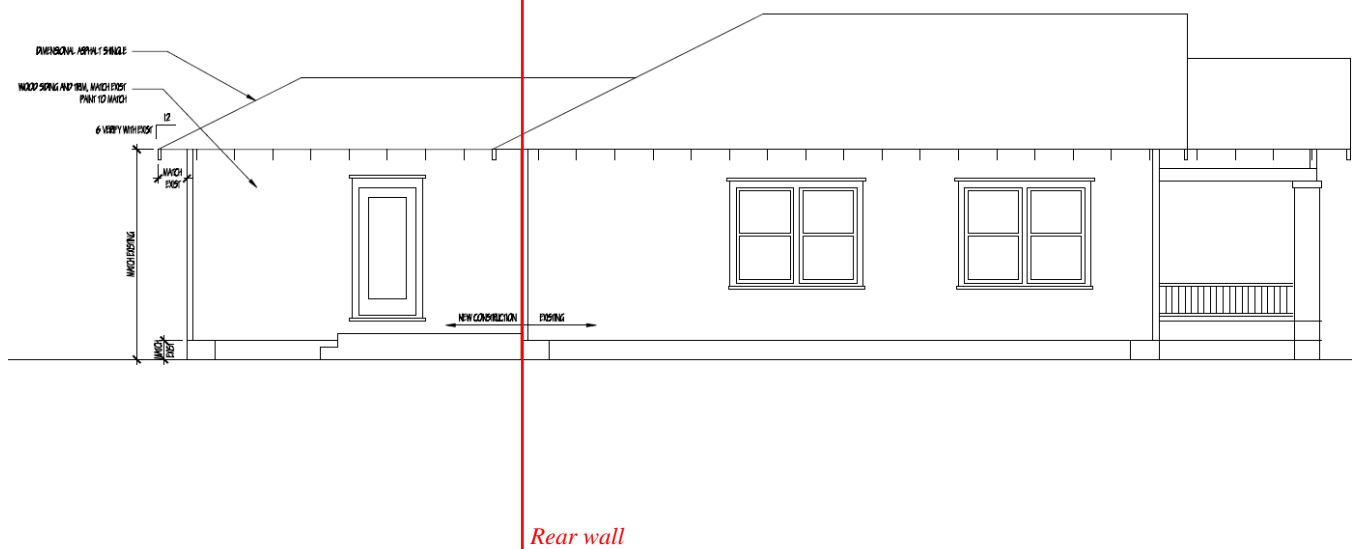
HPO File No. 140222

West Elevation (facing side property line)

Existing



Proposed



CERTIFICATE OF APPROPRIATENESS

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AGENDA ITEM: II.u

HISTORIC DISTRICT: Houston Heights South

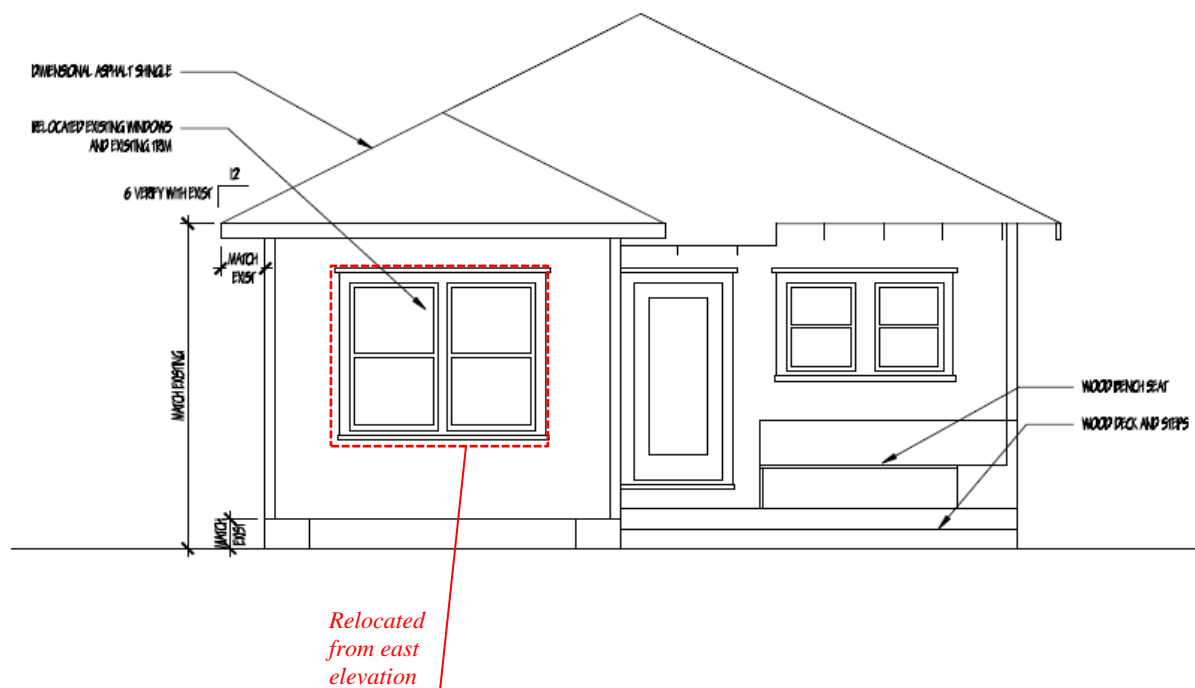
HPO File No. 140222

North Elevation (facing rear property line)

Existing



Proposed



CERTIFICATE OF APPROPRIATENESS

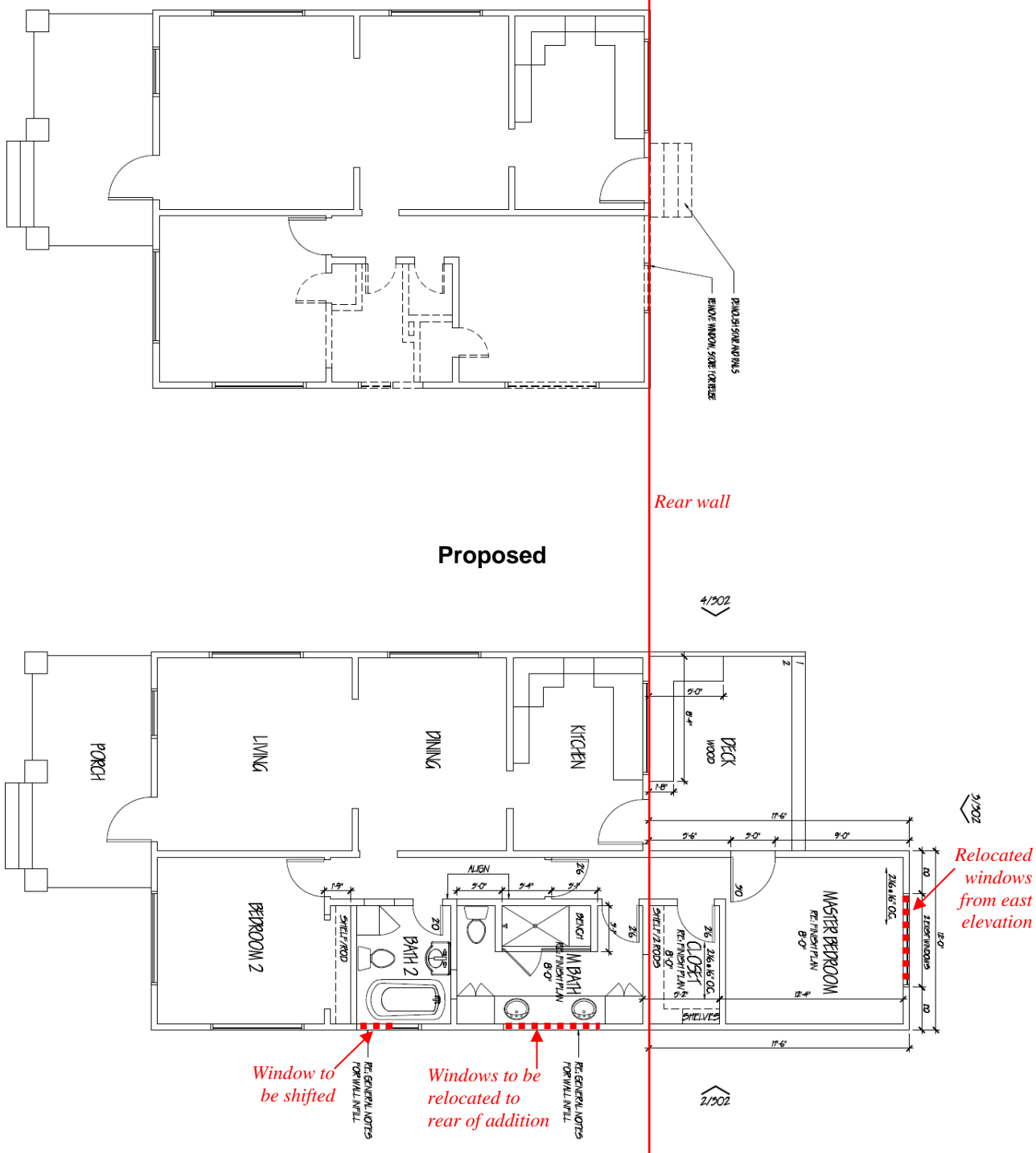
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HISTORIC DISTRICT: Houston Heights South

HPO File No. 140222

Floor Plans
Existing / Demo



CERTIFICATE OF APPROPRIATENESS

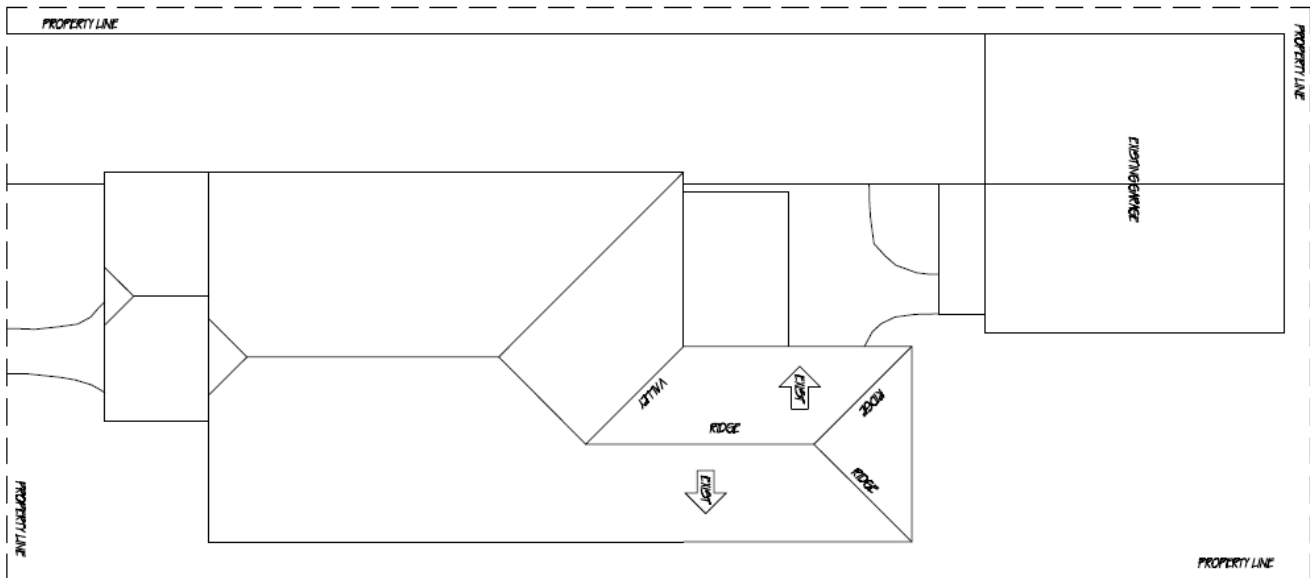
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AGENDA ITEM: II.u

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140222

Roof Plan



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 509 E. 9th Street

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HISTORIC DISTRICT: Houston Heights South

HPO File No. 140222

Photos Provided By Applicant



Front (South) Elevation



West Side Elevation



Rear (North) Elevation

CERTIFICATE OF APPROPRIATENESS

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HPO File No. 140222

Window Stickers

Silver Line Building Products

Series 1200 Vinyl Windows

Purchased in 2007



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